



(028) 3026 6811

G/22/020

TO LET

15 MERCHANTS QUAY
NEWRY
BT35 6AH



Modern office space located in City Centre with parking.
(491SQFT NIA)

www.bestpropertyservices.com



INVESTOR IN PEOPLE



LOCATION

The property is situated in Newry City Centre, fronting Merchants Quay in a mixed-use area, close to the The Quays & Buttercrane Shopping Centres. This area has experienced major redevelopment in recent years with further development planned. Other nearby occupiers include First Derivatives, South Down Dental Clinic and The Canal Court

The offices have been fully refurbished recently to a very high standard and viewing is highly recommended.

ACCOMMODATION

GF – Open plan retail – 321.78 SQFT

FF – Open plan office/ retail – 169.63 SQFT

KEY FEATURES

- Parking included.
- Modern shared kitchen facilities.

LEASE TERMS

Minimum 3-year lease

GUIDE RENT

£8,500 per annum

VAT

Outgoings are inclusive but may be liable to VAT

NAV

We are verbally advised that the NAV of the property is: TBC

The commercial rate in the pound for 2023/24 is £0.5518.

EPC

B – 44 - <https://find-energy-certificate.service.gov.uk/energy-certificate/0080-5287-0330-8780-9020>

VIEWING

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BEST PROPERTY SERVICES (N.I.) LTD
108 HILL STREET, NEWRY,
CO. DOWN, N. IRELAND BT34 1BT
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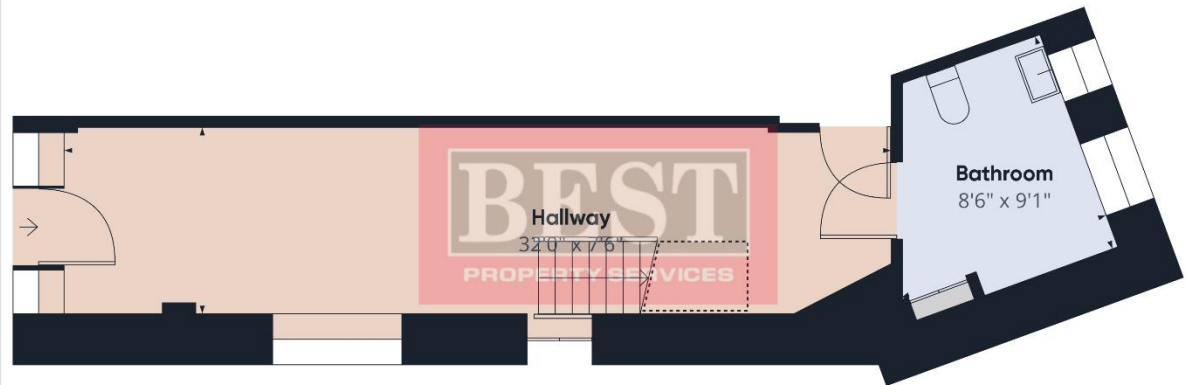
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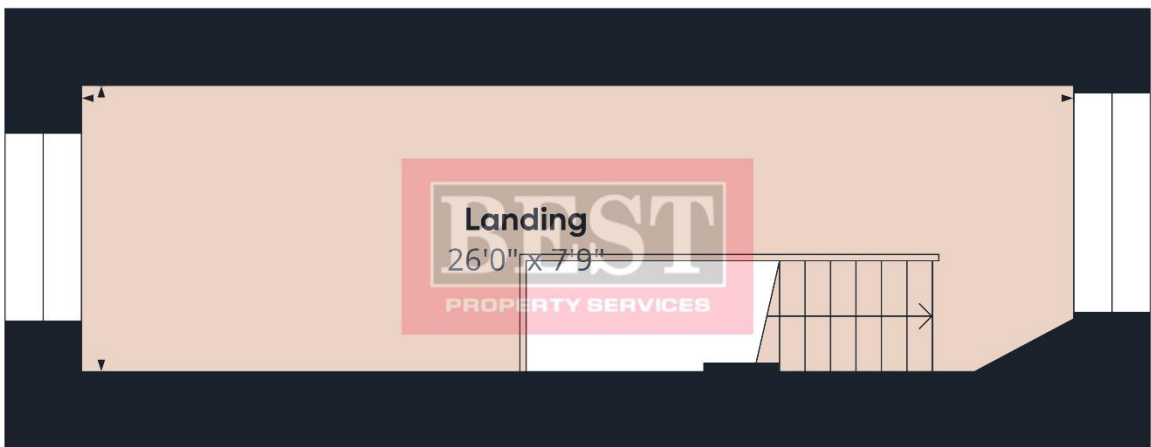
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Ground Floor



First Floor



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